



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 03-18-2003

MINUTES PERMANENT TOWN BUILDING COMMITTEE REGULAR MEETING MARCH 18, 1997

PRESENT: William Shea, Chair Donald Marquis
 Dominic Vecchione, Vice Chair Frank Sonnenberg
 Kathleen Donovan Martin Thrope
 Joseph Loyacano

ABSENT: Charles Stretton
 James Doherty (Resigned as of 2/28/97)

PARTICIPANTS: John Maher, Town Counsel
 Dick Madonia, Project Manager
 Roger Hoit, Strekalovsky & Hoit
 Bruce Wood, Strekalovsky & Hoit
 Paul Lamoureaux, Principal - Ottoson Middle School
 John Britt, Asst. Superintendent, Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

OTTOSON BUILDING SCHEDULE

According to John Maher, a meeting he termed as "generally positive" was held last Friday and attended by he, Mr. Shea, Mr. Hoit, Mr. Marquis, Contractors Steve and John Callahan, and Mike Crossen (Callahan's attorney). The goal of the meeting was to give information and provide solutions to problems relating to the construction project that have been in existence for some time. With regard to various issues, it was Mr. Maher's impression that solutions were forthcoming. Callahan seemed satisfied with the information they were given, and they are prepared to offer a schedule in time for the next meeting. They are now in the process of overcoming any obstacles, and the remaining issues which have been narrowed down to a very few will be addressed during a telephone conference tomorrow. A final draft of the program schedule will be mailed to committee members for their review prior to the next PTBC meeting.

PROJECT MANAGER'S REPORT

Mr. Madonia referred to some of the following issues in his report. With regard to the structural steel, the erection operation should be complete by Thursday. They should be pouring the first deck. The drywall company was installing the outdoor track on the courtyard. After several weeks, the subs will begin to move in. The painting sub has started sand blasting. The sprinklers are being installed. They are running the heating pipes in the 'D' building. Fixtures are being installed by the electricians in the 'C' building.

BRUCE WOOD

Mr. Wood presented two Change Orders for the committee's approval. The first, No. 10, is for four T&M items that were approved by Dick Madonia with a fifth item for the location of 14 conduits and totals \$27,189. Change Order No. 11 includes the asbestos abatement for the concrete floor and the new plywood underlayment and totals \$146,246.

On a **MOTION** by Mr. Vecchione and seconded by Mr. Sonnenberg, it was voted to approve for payment **Change Order No. 10 in the amount of \$27,189 and Change Order No. 11 in the amount of \$146,246.** ROLL CALL: Unanimous (Ms. Donovan was not present for this vote.)

ROGER HOIT

Mr. Hoit felt a positive session was held at the Ottoson site today. He said that Bruce Wood has been working hard to answer questions from Steve McCaffrie, Callahan's Project Manager. He said that he himself had responded to five questions before leaving the meeting today. He indicated that the plumber's RFI #1 regarding the acid waste tank had been answered but was now officially in writing. The HVAC engineer has a meeting with the contractor on Thursday. The architects answered two or three different questions for Callahan, and Mr. Hoit thinks they are moving forward. The drawings for the brick were dropped off last Tuesday but, as of this morning, the mason did not have the drawing.

Although there is still some difficulty getting things through the general contractor because of the project manager, Mr. Hoit did have a better feeling about the way things are going. Mr. Shea commented that he had been amazed at how cooperative the subcontractors have been.

Mr. Hoit said that he had met with Paul Lamoureaux, Ottoson Principal, yesterday on color issues for the renovated facility. He said that he received good direction and expects that within a week they should be able to put through a schedule to release to the contractor so that there are no hold ups on the finishes. He commented that Mr. Lamoureaux had done an excellent job.

CHALKBOARDS & DOORS

Mr. Wood said that he is expecting a change proposal any day now from the contractor to replace the chalkboards in their entirety. As of yet, he has not had input on the doors.

According to Dick Madonia, other items the PTBC must address in order to arrive at a total project estimate include a new stage curtain, the reworking of the side stage door, and cork wood board in the stage area. Also, the issue of an alarm system must be resolved. Mr. Madonia also mentioned the ceiling outside the side stage door which has been patched and which needs to be removed but poses an expense due to asbestos as well as extensive cracks in the walls in that area.

On a **MOTION** by Mr. Thrope and seconded by Mr. Vecchione, it was voted to direct the architects to **price (1.) all new doors in the 'C' building, (2.) a new stage curtain, (3.) new cork board for the stage area, and (4.) a price to rework the side stage door.** Unanimous

For the purpose of clarification for Mr. Wood, the doors to be priced for the 'C' building include all panel doors. Mr. Marquis emphasized that the cost be complete and include installation.

DISCUSSION

Mr. Shea directed discussion for the need to organize a somewhat informal outreach program prior to Town Meeting in an effort to put forth a historic view of the Ottoson building project to Town Meeting Members. It was suggested by Ms. Donovan that he use the public hearing to discuss the school department budget as a forum for his presentation, which date has yet to be announced.

While discussing the projected total estimate for the Ottoson project, Mr. Marquis noted that the Town has a vandalism account which could help defray expenses incurred as a result of vandalism to the building during construction. In answer to Ms. Donovan's question as to who was responsible for \$12,000 worth of damage to construction equipment on the site, Mr. Vecchione explained that the contractor bore the burden of that cost. At this point, Mr. Madonia noted that all of Callahan's jobs are currently being picketed by union people, and they have been responsible for vandalizing the equipment. Apparently, iron workers have been picketing and have made their point which was aimed at a non-union iron worker from New Hampshire who is employed by Callahan. Mr. Madonia did not think that they would do damage to the structure.

Mr. Madonia emphasized that this job is not required to be either a union job or a non-union job as it is a "rated" job. Ms. Donovan indicated some concern due to the request from the Carpenters' Union for construction documents. According to Mr. Marquis, John Dunlap has responded to their letter.

FURNISHINGS & TECHNOLOGY

Ms. Donovan referred to her meeting with the furnishings consultant, Manny Tavares, who did a walk-through of the Ottoson and a design on the building. He indicated an estimate of 2.2 million dollars to complete furnishings in the building which is in contrast to the 1.2 million dollars which is currently budgeted. While she felt that it would be necessary to prioritize his figure down, she did mention that he found that there were no casings for books in any of the classrooms which would mean that it would be necessary to purchase shelving and casework for books in each classroom with a cost estimate of \$195,000. (This prompted discussion between Mr. Marquis and the architects as to why the committee was not informed that this item was not included in the

original bid.) While he felt strongly that the building should be furnished adequately and the project completed to the community's satisfaction, Mr. Marquis asserted the need to sit down with Mr. Tavares and negotiate his estimate.

After consulting with Paul Lamoureux, Ms. Donovan said that she will come back to the committee at the next meeting with an item-by-item list of furnishings.

ASBESTOS REPORT

According to Mr. Shea, 1.3 million dollars has been expended for asbestos removal and almost 1 million dollars for plaster ceilings and walls. This figure does not include work done to the roof. Mr. Sonnenberg questioned whether, because of extenuating circumstances, the town could go to the state and present the asbestos problem as a situation which was beyond our control in an effort to seek additional funding. Ms. Donovan said that she would make an inquiry.

TECHNOLOGY

Mr. Vecchione stressed the need to talk about technology issues. According to Ms. Donovan, she is meeting with a representative from Corporate Connective Resources on Friday. She will call Mr. Vecchione to see if he is available to attend the meeting.

FIREPROOFING

Mr. Shea reported that the fireproofing issue with Building Inspector, Bill Libby, had been resolved. The architect submitted a plan to Mr. Libby. Other fireproofing issues discussed included the HVAC heating and exhaust units in the gym area which Mr. Madonia is checking as well as the media center. Also, due to the fact that the proposed fireproofing material to be used in the gym would fall down when hit by balls, etc., Mr. Vecchione presented several samples of material to be used in its place. He noted that there would be a credit of \$16,000 as there was no need for a new ceiling in the blue gym, and he hoped that money would be applied to the cost of the increased fireproofing.

RESIGNATION - JAMES DOHERTY

Mr. Doherty has resigned from the PTBC because of what he felt was a conflict of interest as his company deals with Liberty Mutual. Mr. Shea spoke about the possibility of appointing someone from the previous list of applicants to fill the vacancy left by Mr. Doherty. The Chairpersons of the Board of Selectmen, the School Committee, and the Finance Committee are responsible for the appointment.

PERMANENT ALARM

With regard to a permanent alarm system for the Ottoson, Mr. Shea questioned whether American Alarm could be involved without following the standard bidding process. Mr. Vecchione said that American Alarm is currently responsible for the alarms in all of the school buildings, and he felt that it could possibly be done with a change order. He will check with the Purchasing Agent, John Dunlap, tomorrow.

ADDITIONAL DISCUSSION

Other topics of discussion touched on landscaping of the grounds and fields. These issues will require consideration when estimating a final budget figure.

A question about a price to redo the rail (wrought iron) on the lower roof was posed to Mr. Hoit.

Mr. Lamoureux asked about the plan for sidewalks, particularly over by the cafeteria. He said that the sidewalks have never been adequate, and the situation can be dangerous in the winter.

Mr. Vecchione spoke about the window test. He said that the vertical mullion had developed a leak, and the contractor is coming up with a way to fix it. It will then have to be tested to make sure that it works.

After Mr. Shea's recommendation that **Mr. Dick Madonia's monthly salary be increased by \$500**, the following action was taken:

On a **MOTION** by Mr. Vecchione and seconded by Ms. Donovan, it was voted to increase the **Project Manager's (Dick Madonia) monthly salary to \$5,500**, effective April 1, 1997, until his termination with the Town of Arlington. ROLL CALL: Unanimous

INVOICES

On a **MOTION** by Mr. Vecchione and seconded, it was voted to approve the application for payment from **Venture Abatement Services in the amount of \$1,000** (contingent upon verification by Mr. John Britt). ROLL CALL: Unanimous

On a **MOTION** by Mr. Vecchione and seconded, it was voted to approve for payment the **Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice for the legal services of Mr. James Peloquin in connection with the Robbins Library litigation in the amount of \$213.** ROLL CALL:
Unanimous

OTTOSON BUDGET DISCUSSION

Committee members discussed the various factors that contributed to the increase to the Ottoson building budget in an effort to organize a straightforward presentation of project expenditures to Town Meeting members. Some of those factors included the inaccuracy of the as-built drawings, the asbestos and lead paint issues, and the architect's conservative approach in his design of the building.

ADJOURNMENT

On a **MOTION** by Ms. Donovan and seconded, it was voted to **adjourn the meeting at 10:10 p.m.** Unanimous

Respectfully submitted,

Marie Carroll